

Chapter 17.55OFF-STREET PARKING AND LOADINGSections:

- 17.55.005 Off-Street Parking and Loading - Intent.
- 17.55.010 General Provisions.
- 17.55.015 Minimum Standards for Off-Street Parking Facilities.
- 17.55.020 Development Standards.
- 17.55.100 Plans and Specification to Prerequisite Building Permit.
- 17.55.105 Approval of Off-Street Parking Plan.
- 17.55.110 Occupation and Final Inspection of Building.
- 17.55.200 Loading Space General Requirements.
- 17.55.205 Schedule of Off-Street Loading Requirements.
- 17.55.210 Loading Area Development Standards.

17.55.005 Off-street parking and loading - intent.

In order to prevent or alleviate congestion, parking and loading areas shall be provided in accordance with this section when a building or structure is constructed or a new use is established. Additional off-street parking shall be provided in accordance with this section if an existing building is altered, or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use. The number of parking spaces and loading berths shall be in proportion to the need for such facilities created by the particular type of use. Off-street parking and loading areas shall be laid out in a manner that will protect the public safety and ensure their usefulness. (Ord. 652 §2, 1987)

17.55.010 General provisions.

A. Off-street parking and loading spaces with adequate ingress and egress thereof shall be provided for any new structure and for any new use established; for any addition to or enlargement of an existing structure or use; or for any change in the occupancy of any structure or the manner in which any use is conducted that would result in additional parking or loading spaces to be required.

B. For any addition or any enlargement of an existing structure or use, or for any change of occupancy or manner of operation that would increase the number of parking or loading spaces required, the additional parking or loading shall be required only for such addition, enlargement, or change and not for the entire structure or use except that no additional parking or loading shall be required where

the total number of spaces prescribed for the addition, enlargement, or change is less than ten percent (10%) of the number of spaces prescribed for the use as conducted prior to such addition, enlargement or change.

C. In any case where a parcel of land is used for more than one purpose, there shall be provided parking and loading spaces under the terms of this Ordinance on the basis of the percentages of the property used for such multiple purposes.

D. Where the application of the schedule results in a fractional number of spaces, a fraction of one-half ( $1/2$ ) or greater shall be resolved to the next higher whole number.

E. All parking and loading areas required by this Ordinance shall be maintained only for the duration of the use requiring such facilities and they shall be used only for the temporary parking of passenger vehicles not exceeding one ton in capacity, and for pedestrian ways, landscaping, parking structures, permitted signs, and lights, and shall not be used for sale, display, or repair of motor vehicles. Each parking area shall be maintained in a clean and orderly manner, in good repair and with spaces clearly marked. Temporary use of such spaces and areas for uses not specifically permitted may be permitted after public hearing in each case under a conditional use permit.

F. For the purposes of this Chapter, gross floor area shall not include enclosed or covered areas used for off-street parking or loading.

G. Where a maximum distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.

H. No street set backs shall be used for required parking spaces or loading spaces. (Ord. 652 §2, 1987)

17.55.015 Minimum standards. Off-street parking spaces or areas required by this Chapter shall be provided in accordance with the following minimum standards:

A. For one-family dwellings, two parking spaces within a private garage on the same lot.

B. For multiple family dwellings, one covered parking space for each studio apartment dwelling unit, for one or two bedrooms, two parking spaces, one of which shall be covered, and two and one-half parking spaces for each dwelling unit containing three or more bedrooms, one of which must be covered. Such parking shall be provided on the same lot or parcel for each dwelling unit. Any resulting fractional space shall be resolved to the next higher whole number. All covered spaces shall be carports or garages with a minimum clearance of nine feet in width and twenty feet in depth per parking space and with a maximum clearance of ten feet in height.

C. For mobile home parks, two parking spaces for each mobile home pad; at least one on the mobile home pad and covered and the second within one hundred-fifty feet of the mobile home pad. Additional parking in a separate designated storage area shall be provided at the ratio of one parking space for every five mobile home pads.

D. The parking requirements for Recreational Vehicle and Travel Trailer Parks shall be the same per pad as those for Mobile Home Parks except the parking spaces need not be covered.

E. For motels, hotels, boarding houses, lodging houses, fraternity or sorority houses, guest ranches, student dormitories, student housing facilities, homes for the aged, charitable or welfare institutions used for dwelling purposes, one parking space on the same lot for each individual sleeping or living unit. In cases where larger units may be subdivided into smaller units for individual use, there shall be a parking space for each of the smaller units.

F. For hospitals, one parking space on the same lot for each bed. For sanitariums, convalescent or rest homes and homes for mental patients, one parking space on the same lot for each three beds.

G. For auditoriums, theaters, churches, stadiums, school multi-purpose rooms, clubs, funeral chapels and other places of public assembly, one parking space for every three permanent seats in the principal assembly area or room. Where no permanent seats are provided, one parking space for every twenty square feet of floor area in the principal assembly room. Such spaces shall be located on the same lot.

H. For day care centers and nursery schools, one parking space for every one hundred square feet gross floor space. Such spaces shall be located on the same lot.

I. For elementary and junior high schools, two parking spaces on the premises for every classroom plus any applicable requirements in subparagraph (G) above.

J. For high schools, junior colleges and trade schools, ten parking spaces on the premises for every classroom plus any applicable requirements in subparagraph (G) above.

K. For every neighborhood or community shopping center (CN Zone), at least three square feet of parking for every one square foot of gross floor space. The parking area shall constitute an integral part of the shopping center.

L. For offices, businesses and commercial buildings except as otherwise provided, one parking space for each two hundred square feet or major fraction thereof of gross floor area. Such spaces shall be located on the same lot.

M. For banks, one parking space on the same lot or within three hundred feet for each two hundred square feet or major fraction thereof of gross floor area. For an automated teller facility situated as part of its associated financial institution, there is no additional parking requirement beyond that of the financial institution building itself. For an automated teller facility situated independent of its associated financial institution, two parking spaces for the first automated teller station and one parking space for each additional station. Parking must be on the same lot.

N. For furniture stores, household appliance stores, drapery shops, plumbing stores, floor covering stores, motor vehicle and machinery sales buildings, lumberyards, one parking space for every seven hundred fifty square feet of gross floor area. Such spaces shall be located on the same lot.

O. For restaurants, cafes, cafeterias, drive-in or fast-food restaurants, take-out food establishments, bars, nightclubs, taverns and similar uses, one parking space on the same lot for each one hundred square feet or major fraction thereof of gross floor area shall be provided; in addition to the above requirement, drive-in or fast-food restaurants with drive-through servicing facilities shall have on-site space for a minimum of ten automobiles in a stacking lane of at least twelve feet in width, two hundred feet in length, and independent of any on-site parking, parking maneuvering areas, public streets, alleys, or traffic ways serving other on and/or off-site uses.

P. For bowling alleys, five parking spaces on the same lot for every one lane.

Q. For industrial and manufacturing establishments, one parking space on the same lot for every three hundred fifty square feet or major fraction thereof of gross floor area.

R. For warehouse and storage buildings, one parking space on the same lot for every one thousand square feet or major fraction thereof of gross floor area.

S. For outdoor sales, display or storage of motor vehicles, mobile homes and similar items, five parking spaces plus one additional parking space in a separate designated area on the same lot for each one thousand square feet or major fraction thereof of gross lot area.

T. For automobile service stations or centers, six parking spaces on the same lot, plus four parking spaces for each service bay on the same lot.

U. For contractor's storage yards in any zone, one parking space on the same property for each four thousand square feet of net lot area or one parking space for each two hundred fifty square feet of office space or one parking space for each five hundred square feet of enclosed storage, whichever is greater.

V. For all outdoor sales, display or storage of times not otherwise mentioned, one parking space per seller's stall plus one parking space in a separate designated area on the same lot for each five hundred square feet or major fraction thereof of gross lot area.

W. For uses not specifically mentioned, the requirements for off-street parking spaces shall be the same as for similar-mentioned uses and the Planning Director shall determine in writing the parking requirements for the proposed project. In the event the determination of the Planning Director shall be deemed unsatisfactory or unreasonable, the applicant may present the matter to the Planning Commission in writing for posting on the agenda of a regularly scheduled Commission meeting, for determination. (Ord. 652 §2, 1987)

17.55.020 Development standards for off-street parking facilities. The following standards shall apply to the development of all parking facilities whether the space is required or optional.

A. Dimensions and space indications.

1. Except as provided in subparagraph (2) below, each required off-street parking space shall consist of a minimum rectangular area nine feet wide by twenty feet long, together with drives, aisles, turning and maneuvering areas meeting the established standards and specification of the Planning Department and having access at all times to a public street or alley. No required parking spaces shall be tandem.

2. In parking lots or structures which serve non-residential uses, thirty percent of the required spaces may have a minimum rectangular area of eight feet wide by fifteen feet long to accommodate small cars. Small car spaces shall not be permitted to meet the off-street parking requirements for residential uses. Small car spaces shall be fully enclosed by striping and clearly marked "SMALL CARS ONLY".

3. All off-street parking spaces except for one and two family residences shall be indicated by white painted stripes not less than four inches wide or by other means acceptable to the Planning Department. If ten or more parking spaces are provided, and one-way aisles are used, directional signs or arrows painted on the surface shall be used to properly direct traffic.

B. Surfacing. All parking areas and driveways used for access thereto shall be surfaced as follows:

1. One and two-family residences. Where the residences are located on parcels less than five acres in area, all parking areas and driveways shall be paved with concrete, asphaltic concrete, brick, or equal surfacing. If the parcel is five acres in area, or larger, all parking areas and driveways may be improved with at least three inches of decomposed granite, or equivalent.

2. All other uses. In commercial, mobile home park, multi-family residential, or industrial use, all parking areas and driveways shall be paved with:

a. Concrete surfacing with a minimum thickness of three and one-half inches and shall include expansion joints, or

b. Asphaltic concrete surfacing compacted to a minimum thickness of two and one-half inches.

C. Grading. All parking areas and driveways shall be graded to prevent ponding and to minimize drainage run-off from entering adjoining property without the permission of the owner of the adjoining property.

D. Lighting. Parking area lighting may be required by the Planning Department. If required, such lighting facilities shall be located, with hoods provided and adjusted so as to preclude the direct glare of the lights from shining directly onto adjoining property or streets.

E. Walls. All one and two-family parking areas, other than those required for residential uses, which adjoin property zone for residential use shall have a six-foot high solid masonry wall installed in such manner as to preclude a view of the parking area from such adjoining property, except that any walls within ten feet of any street or alley shall be thirty inches high.

F. Landscaping. All parking areas shall be landscaped as follows:

1. Required front and street side yards shall be landscaped and continually maintained and shall not be used for off-street parking of vehicles or loading spaces. Turning and maneuvering areas and entrance and exit drives to off-street parking and loading areas shall be permitted. Any planting within ten feet of any entry or exit driveway shall not be permitted to grow higher than thirty inches.

2. In addition, where more than four automobile spaces are required on a lot or a parcel of land, not less than three percent (3%) of the interior parking lot area shall be landscaped, not including parking lots located in enclosed structures. Planting along the exterior perimeter of a parking lot will not be considered as a part of the three percent (3%) interior landscaping. At least one fifteen-gallon size tree for every ten spaces or major fraction thereof shall be included in the development of the landscaping program. All open areas between any curbs, walls, and the property line shall be permanently landscaped by the developer with suitable materials and maintained by the property owner.

3. All landscape planter beds in parking areas shall be not less than three feet in width and bordered by a concrete curb not less than six inches or more than eight inches in height adjacent to the parking surface.

4. Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design of the parking facility.

5. An automatic sprinkler system shall be installed in all landscaped areas to insure the proper maintenance of plant materials. Hose bibs shall be placed at intervals of not less than two hundred feet.

6. Where mature trees already exist, the parking lot shall be designed to make the best use of this existing growth and shade.

7. All parking areas abutting property lines except those with a six-foot masonry wall shall have at least a three foot landscaped planter area.

8. Landscaping shall include shrubs, trees, vines, ground covers, hedges, flowers, bark, chips, decorating cinders, gravel and similar material which will improve the appearance of parking areas. At least eighty-five percent (85%) of the landscaped area must be covered with growing plant materials. The growing plant materials must achieve at least fifty percent (50%) coverage of the landscaped area within one year of planting.

G. Circulation and parking space layout.

1. The location and dimensions of aisle areas adjacent to parking spaces shall be arranged in accordance with the minimum parking standards outlined below.

2. For all uses other than one-family and two-family dwellings, the parking layout shall be arranged so as to permit vehicles to move out of the parking area without backing onto a street or alley. For one-family and two-family dwellings driveways shall be not less than ten unobstructed feet wide. For all other uses driveways shall be not less than twenty-four unobstructed feet wide.

3. Barriers meeting approval of the City Engineer shall be provided to channelize traffic into travel lanes and prevent unrestricted movement through and across parking stalls.

4. No parking space shall be located within three feet of any property line, except where a six-foot high masonry wall is erected on the property line.

5. Wheel stops shall be provided so that no portion of any parked vehicle shall touch any wall, fence or building, nor shall project beyond any lot lines, or encroach on any sidewalk, bounding such facilities.

6. Driveway locations on arterial highways shall be located to coordinate with future median openings in accordance with the design standards established by the Division of Highway design manual.

7. All parking spaces shall have access to a public street directly or through a dedicated alley. Any alley used for access to parking spaces shall be paved from street to street.

8. Parking spaces backing directly in to an alley shall be set back a minimum of fifteen (15) feet from the property lot line without any fence or other obstruction in that setback between the parking space and the alley.

H. Enclosed buildings. Parking spaces located within a completely enclosed building shall be provided with safe entrances and exits, turning and maneuvering areas and driveways meeting the standards and specifications of the Community Development Department. Driveways and turning and maneuvering areas shall be paved with not less than two and one-half inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the City Engineer and shall be maintained in good repair.

I. Surplus parking facilities to comply. Where off-street parking facilities are provided but not required by this Title, such facilities shall comply with the development standards specified in this Title except that the parking spaces for all uses may have a minimum rectangular area of eight feet wide by fifteen feet long when fully enclosed by striping and clearly marked "SMALL CARS ONLY".

J. Handicapped Parking. All parking facilities containing five (5) or more spaces shall provide parking stalls or space(s) for the exclusive use of vehicles which display a distinguishing plate or placard pursuant to Section 22511.5 or 22511.9 of the California Vehicle Code of a number, dimension and signage as required by the laws and regulations of the State of California and as set forth in the City of Beaumont Handicapped Parking Regulation adopted and amended as necessary by resolution of the City Council upon recommendation of the Planning Commission. (Ord. 652 §2, 1987)

17.55.100 Plans and specifications prerequisite to building permit. No building permit or license shall be issued for any building or structure or use requiring parking spaces until plans and specifications clearly indicating the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking area are approved by the Community Development Director or, if so required elsewhere in this Ordinance, by the Planning Commission. (Ord. 652 §2, 1987)

17.55.105 Approval of off-street parking plan. A plot plan, pursuant to the provisions of Chapter 17.70 of this Title shall be filed for approval of all off-street parking facilities, except for one and two-family residences, unless the off-street parking facilities are approved as a part of a comprehensive conditional use permit or plot plan approval. Modifications to the Circulation, Landscaping and Parking Layout requirements, where conditions as described in Section 17.70.105(a) make it impractical to require strict compliance with these requirements, may be permitted through approval of a Variance. (Ord. 652 §2, 1987)



17.55.110 Occupation and final inspection of building. No building shall be occupied and no final inspection shall be given by the building division of the Community Development Department until off-street parking spaces are provided in accordance with the provisions of this Chapter. (Ord. 652 §2, 1987)

17.55.200 Loading space general requirements.

A. When the lot upon which the loading spaces are located abuts upon an alley such loading spaces shall have access from said alley. The length of the loading space may be measured perpendicular to or parallel with the alley.

B. Loading spaces shall be so located and designed that trucks need not back into a street.

C. No part of an alley or street shall be used for loading excepting areas designated by the City for loading.

D. No loading space which is provided for the purpose of complying with the provisions of this Ordinance shall hereafter be eliminated, reduced, or converted in any manner below the requirements established in this Ordinance, unless equivalent facilities are provided elsewhere, conforming to this Ordinance or the Planning Commission shall determine that the need for the loading space no longer exists. (Ord. 652 §2, 1987)

17.55.205 Schedule of off-street loading requirements.

A. All commercial and industrial establishments including, but not limited to, retail stores, eating and drinking establishments, lumberyards, warehouses, wholesale outlets and manufacturing plants and other industrial uses:

<u>Total square feet of gross floor area</u>	<u>Loading space required</u>
5,000 to 20,000	1
20,001 to 50,000	2
50,001 to 100,000	3
For each 60,000 over 100,001	1 additional

B. Hospital, hotel, motel, nursing home, sanitarium, office building, and similar institutions:

10,000 to 50,000	1
50,001 to 100,000	2
100,001 and over	3

(Ord. 652 §2, 1987)

17.55.210 Loading area development standards.

A. Each off-street loading space shall consist of a rectangular area not less than twelve feet wide by forty feet long, and shall have an overhead clearance of not less than fourteen feet. Each space shall have adequate turning



17.55.210

and maneuvering areas and shall have access at all times to a public street or paved alley.

B. All off-street loading areas shall be constructed and improved in accordance with loading area details on file with the Community Development Department. Such details shall include, but shall not be limited to: paving, drainage, circulation and accessibility, bumpers, loading docks, markings and other vehicular control, lighting, walls, and screening adjoining residential zones, landscaping and planting, and maintenance shall be the same as set forth for parking areas in this Chapter.

C. Where off-street loading facilities are provided but not required by this Ordinance, such facilities shall comply with the development standards prescribed for required facilities.

D. Approval for loading areas shall be in the same manner as required for parking plans as set forth in Section 17.55.105. (Ord. 652 §2, 1987)

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